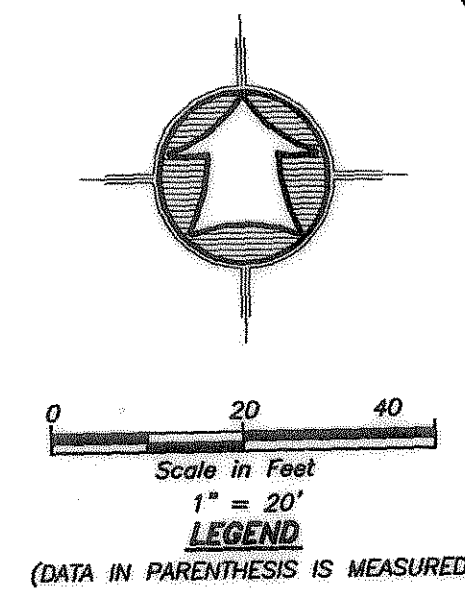


- LEGEND**  
(DATA IN PARENTHESIS IS MEASURED)
- SUBJECT PROPERTY LINE
  - ADJOINER PROPERTY LINE
  - CENTERLINE
  - DITCH
  - FENCE LINE
  - EXISTING ASPHALT
  - EXISTING PIPE
  - EXISTING POWER LINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - CURBING
  - CONCRETE
  - BUILDING FACE
  - BUILDING EAVE
  - CURB AND GUTTER
  - RAILROAD TIE RETAINING WALL
  - SHRUB BRUSH
  - JELBAS SIGN
  - WET AREA
  - GRASS AREA

- NOTE: SEE SHEET 3**
- POWER POLE
  - WATER VALVE
  - WATER METER
  - TELEPHONE PEDESTAL
  - CATCH BASIN
  - CURB STYLE CATCH BASIN
  - MAIL BOX
  - SEWER MAN HOLE
  - SECTION CORNER
  - RIGHT-OF-WAY MARKER
  - TREE
  - SET 5/8" REBAR W/ CAP



004393  
RECEIVED  
JAN 13 2010  
WEBER CO SURVEYOR

ALTA/ACSM SURVEY FOR  
**AVJ INC.**  
HIGHWAY 89  
HARRISVILLE, WEBER COUNTY, UTAH  
A PART OF THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M.

Drawn By: ISHW Date: 8/10/09  
Designed By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Scale: 1" = 20'  
Drawing File: 09-3-106FS.DWG  
JOB NUMBER: 09-3-106

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
536 North Main Brigham City, Utah 84302  
(435) 723-3491  
(435) 723-7663 (901) 399-4905 (435) 752-8272  
Logan Ogden

Revision  
By  
Date  
No.

WEST QUARTER COR. SEC 31, T7N, R1W, S.L.B. & M. (FOUND BRASS CAP MONUMENT)  
N89°59'49"E  
2648.76'

SOUTHEAST COR. OF NORTHWEST QUARTER SEC. 31, T7N, R1W, S.L.B. & M. (FOUND BRASS CAP MONUMENT)  
N87°06'00"E  
N87°30'32"E  
80.00'  
7.32'

EXCEPTION 14  
DIAGONAL HATCHED

EXCEPTION 15

89 SOUTH LLC  
170660056

DANIEL B MCCREA  
170660049

PARCEL 1  
CONTAINING 0.579 ACRES  
170660010  
EXISTING BUILDING  
7115 SQ.FT.

PARCEL 2  
CONTAINING 3.967 ACRES  
170660062

PARCEL 4  
CONTAINING 0.033 ACRES  
170660071

JEFFERY D SPETH &  
JANAE SPETH  
170660044

CARL S WHITELEY  
ETAL TRUSTEES  
170660070

CHRIS T AND  
CINDA WAYMENT  
170660009

HIGHWAY

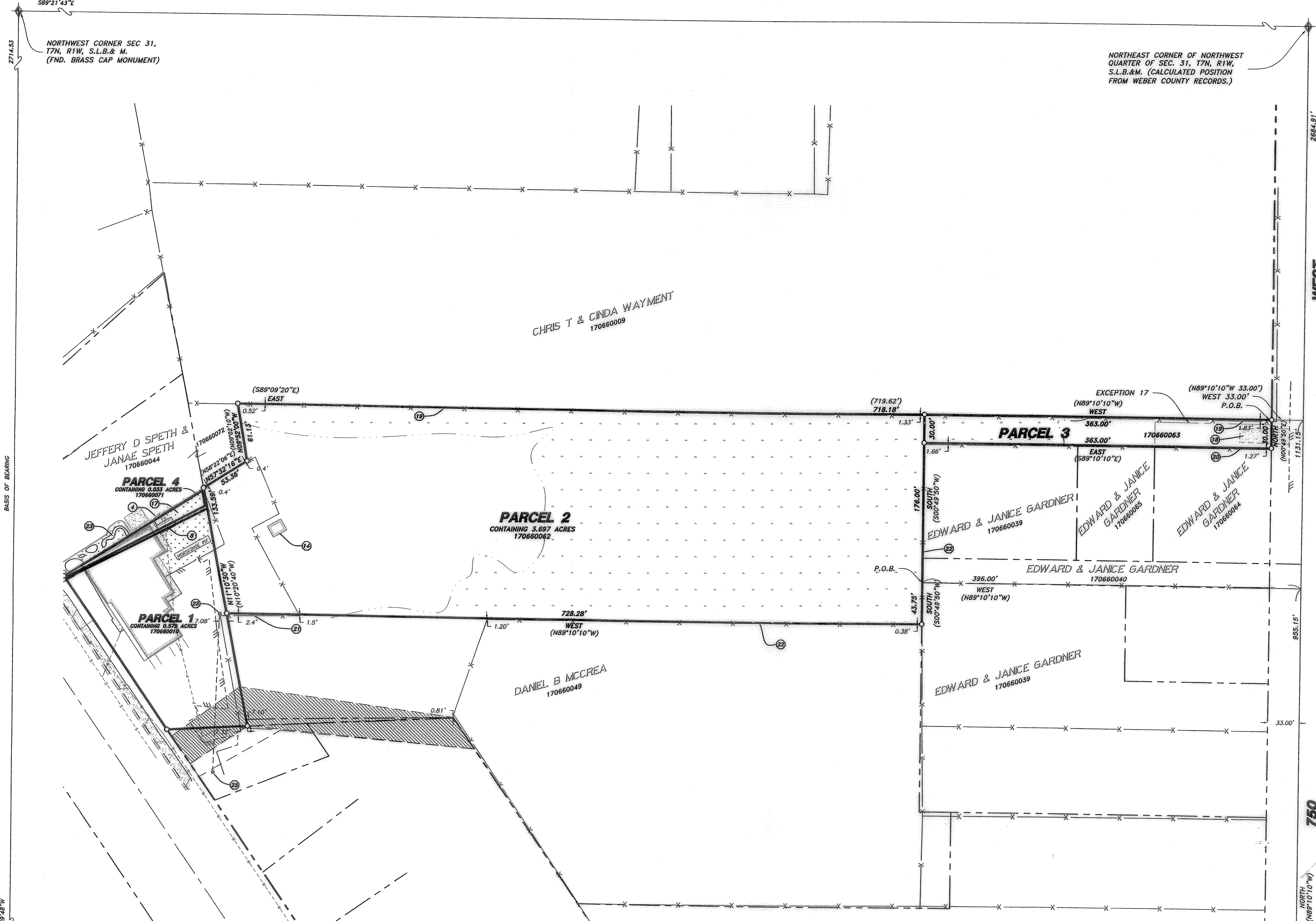
NORTHWEST CORNER SEC 31,  
T7N, R1W, S.L.B. & M.  
(FND. BRASS CAP MONUMENT)  
154.00'  
(164.16')

N.E. COR. OF THE N.W.  
QUARTER, SEC. 31, T7N,  
R1W, S.L.B. & M. (CALC.  
POSITION)  
2656.42'

89

89 SOUTH LLC  
170660056

SEE PAGE 2



NORTHWEST CORNER SEC 31,  
T7N, R1W, S.L.B.& M.  
(FND. BRASS CAP MONUMENT)

NORTHEAST CORNER OF NORTHWEST  
QUARTER OF SEC. 31, T7N, R1W,  
S.L.B.&M. (CALCULATED POSITION  
FROM WEBER COUNTY RECORDS.)

CHRIS T & CINDA WAYMENT  
170660009

JEFFERY D SPETH &  
JANAE SPETH  
170660044

PARCEL 4  
CONTAINING 0.033 ACRES  
170660071

PARCEL 2  
CONTAINING 3.697 ACRES  
170660062

PARCEL 3  
170660063

PARCEL 1  
CONTAINING 0.578 ACRES  
170660014

DANIEL B MCCREA  
170660049

EDWARD & JANICE GARDNER  
170660039

EDWARD & JANICE  
GARDNER  
170660065

EDWARD & JANICE  
GARDNER  
170660064

EDWARD & JANICE GARDNER  
170660040

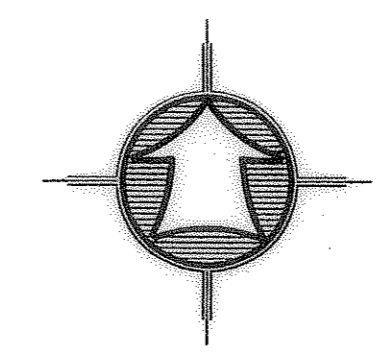
EDWARD & JANICE GARDNER  
170660039

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- WET AREA
- FENCE LINE
- EXISTING ASPHALT
- EXISTING PIPE
- EXISTING POWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- CURBING
- CONCRETE
- BUILDING FACE
- BUILDING EVE
- WET AREA

LEGEND  
(DATA IN PARENTHESIS IS MEASURED)

- CURB AND GUTTER
- RAILROAD TIE RETAINING WALL
- SHRUB BRUSH
- JELBAS SIGN
- NOTE: SEE SHEET 3
- POWER POLE
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- GRASS AREA

- CATCH BASIN
- CURB STYLE CATCH BASIN
- MAIL BOX
- SEWER MAN HOLE
- SECTION CORNER
- RIGHT-OF-WAY MARKER
- TREE
- SET 5/8" REBAR W/ CAP



Scale in Feet  
0 50 100

SOUTHEAST CORNER OF  
NORTHWEST QUARTER OF  
SEC. 31, T7N, R1W,  
S.L.B.&M. (FND BRASS  
CAP MONUMENT)

WEST QUARTER COR.  
SEC 31, T7N, R1W,  
S.L.B.& M. (FOUND  
BRASS CAP MONUMENT)

WEST

750

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ALTA/ACSM SURVEY FOR  
**AVJ INC.**  
HIGHWAY 89 AND 750 WEST STREET  
HARRISVILLE, WEBER COUNTY, UTAH  
A PART OF THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.& M.

Drawn By: KHW Date: 8/27/09  
Designed By: [Signature]  
Checked By: [Signature]  
Approved By: [Signature]  
Scale: 1" = 50'  
Drawing File: 09-3-10RFS.DWG  
JOB NUMBER: 09-3-106

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Brigham City, Utah 84302  
(435) 723-3491  
(435) 723-7663 (801) 399-4905 (435) 752-8272

No.	Date	By	Revision

SHEET  
**2**  
OF  
**3**  
SHEETS

BOUNDARY DESCRIPTIONS

**PARCEL 1**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 89°43' EAST 154 FEET ALONG THE SECTION LINE AND SOUTH 34°17' EAST 2294.1 FEET AND NORTH 87°06' EAST 80.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 09°52' WEST 231.40 FEET; THENCE SOUTH 62°48' WEST 169.00 FEET TO THE NORTHEASTERLY LINE OF STATE HIGHWAY; THENCE SOUTH 34°17' EAST ALONG SAID HIGHWAY 189.45 FEET TO A POINT SOUTH 87°06' WEST OF BEGINNING; THENCE NORTH 87°06' EAST 80.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 955.15 FEET NORTH AND 396 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 43.75 FEET; THENCE WEST 728.28 FEET; THENCE NORTH 11°10'30" WEST 133.59 FEET; THENCE NORTH 57°32'16" EAST 53.36 FEET; THENCE NORTH 09°52' WEST 133.59 FEET; THENCE NORTH 57°32'16" EAST 53.36 FEET; THENCE NORTH 09°52' WEST 61.13 FEET; THENCE EAST 718.18 FEET; THENCE SOUTH 176.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 3**

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1131.15 FEET NORTH AND 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE WEST 363.00 FEET, THENCE SOUTH 30.00 FEET, THENCE EAST 363.00 FEET TO THE WEST LINE OF 750 WEST STREET, THENCE NORTH 30.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**PARCEL 4**

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;

BEGINNING AT A POINT ON THE EAST LINE OF STAT ROAD, SAID POINT BY DEED BEING SOUTH 89°43" EAST 154.0 FEET (BY MEASUREMENT 165.04 FEET) ALONG SECTION LINE AND SOUTH 34°17' EAST 2102.65 FEET ALONG SAID EAST LINE OF SATE ROAD FROM THE NORTHWEST CORNER OF SAID SECTION 31; RUNNING THENCE NORTH 57°32'16" EAST 171.50 FEET; THENCE SOUTH 09°52' EAST 18.55 FEET; THENCE SOUTH 62°48' WEST 165.00 FEET THENCE NORTH 32°17' WEST 2.00 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS:  
SCHEDULE B

13. AN EASEMENT FOR RAILROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1965, AS ENTRY NO. 446554 IN BOOK 800 AT PAGE 317 OF OFFICIAL RECORDS. (BLANKET EASEMENT CAN NOT BE PLOTTED)
14. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1976 AS ENTRY NO. 665641 IN BOOK 1127 AT PAGE 182 OF OFFICIAL RECORDS. (MEETS AND BOUNDS DESCRIPTION FOR EASEMENT DOES NOT CLOSE, EASEMENT IS PLOTTED BASED ON CALLS TO PROPERTY LINES AS WRITTEN IN SAID ENTRY 665612)
15. AN EASEMENT FOR UNDERGROUND SEWERLINES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1976 AS ENTRY NO. 665642 IN BOOK 1127 AT PAGE 183 OF OFFICIAL RECORDS. (MEETS AND BOUNDS DESCRIPTION FOR EASEMENT DOES NOT CLOSE AND THE SECTION TIE IS ERRONEOUS. THE EASEMENT WAS CONVEYED BY BUCKWAY VENDING COMPANY WHO AT THE TIME OF CONVEYANCE OWNED THE ADJOINING PROPERTY TO THE SOUTH. DOES NOT AFFECT SUBJECT PROPERTY)
16. AN EASEMENT FOR UNDERGROUND SEWERLINES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1976 AS ENTRY NO. 665643 IN BOOK 1127 AT PAGE 184 OF OFFICIAL RECORDS. (MEETS AND BOUNDS DESCRIPTION FOR THE EASEMENT DOES NOT CLOSE AND THE SECTION TIE IS ERRONEOUS. THE EASEMENT WAS CONVEYED BY BUCKWAY VENDING COMPANY WHO AT THE TIME OF CONVEYANCE OWNED THE ADJOINING PROPERTY TO THE SOUTH. DOES NOT AFFECT SUBJECT PROPERTY)
17. A TRUST DEED DATED FEBRUARY 19, 1985 BY ND BETWEEN KAYDEN W. BELL AND BEVERLY BELL, HUSBAND AND WIFE AS TRUSTOR IN FAVOR OF UTAH TITLE AND ABSTRACT COMPANY AS TRUSTEE AND JOKEVICK BYE, AN OREGON PARTNERSHIP AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$20,000.00 AND ANY OTHER AMOUNTS OF OBLIGATIONS SECURED THEREBY, RECORDED MARCH 7, 1985 AS ENTRY NO. 931710 IN BOOK 1463 AT PAGE 1142 OF OFFICIAL RECORDS.
18. AN EASEMENT FOR PAVED PARKING AREA AND INCIDENTAL PURPOSES, RECORDED JULY 1, 2004 AS ENTRY NO. 2041022 OF OFFICIAL RECORDS. (TEMPORARY EASEMENT THAT HAS EXPIRED)
19. AN EASEMENT FOR PAVED PARKING AREA AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 2004 AS ENTRY NO. 2054147 OF OFFICIAL RECORDS. (TEMPORARY EASEMENT THAT HAS EXPIRED)

Narrative

The purpose of this ALTA/ACSM survey was to establish and set the property corners of the AVJ Inc. properties as shown and described hereon. The survey was ordered by Marry Ann Sargent of AVJ, Inc. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 31, T7N, R1W, SLB&M. The East Right-of-Way Line of Highway 89 was established by the published U.D.O.T. Right-of-Way Drawings. The West Right-of-Way Line of 750 West street was established by offsetting the Quarter Section Line 33.00 feet. Exceptions 15 and 16 were conveyed by the Buckway Vending Company who at the time of conveyance did not own the subject properties. It is the opinion of Hansen and Associates that the Easements in said exceptions were intended to be located on the adjoining property to the South. The basis of bearing is the West line of the Northwest Quarter of said Section which bears S0°39'48"W which is Utah North NAD 83 Grid Bearing.

Notes:

Commitment for Title Insurance prepared by First American Title Insurance Agency, Order No. 338-5192020 with an effective date of May 26, 2009 at 7:30 AM.

NOTES:

1. GAP IN DEEDS BY 1.68' ALONG HIGHWAY 89 RIGHT-OF-WAY AND 3.63 FEET BETWEEN PARCEL 1 AND PARCEL 4, AND 1.84 FEET BETWEEN PARCEL 4 AND PARCEL 2.
2. RAILROAD TIE RETAINING WALL ENCLOSES ONTO PROPERTY TO NORTH BY 0.48 FEET.
3. CHAIN LINK FENCE LINE ENCLOSES ONTO PROPERTY TO NORTH BY 0.8 FEET ON THE WEST END AND 1.2 FEET ON THE EAST END.
4. SHED CANOPY ENCLOSES ONTO PROPERTY TO NORTH BY 2.01 FEET.
5. CHAIN LINK FENCE ENCLOSES ONTO SUBJECT PROPERTY.
6. 4 INCH PVC STORM DRAIN LINE.
7. JELBAS RANCH SIGN
8. SHED CONTAINING 175 SQUARE FEET WITH ATTACHED CANOPY.
9. 21.11 FOOT WIDE SHARED DRIVE APPROACH ONTO HIGHWAY 89.
10. 45.80 FOOT WIDE DRIVE APPROACH ONTO HIGHWAY 89.
11. 27.15 FOOT WIDE DRIVE APPROACH ONTO HIGHWAY 89.
12. 3 12.00 FOOT PARKING STALLS (NO HANDICAP STALLS).
13. CONCRETE SIDEWALK ENCLOSED 0.26 FEET ONTO PROPERTY TO NORTH.
14. SHED CONTAINING 205 SQUARE FEET.
15. WET AREA NOT CURRENTLY DELINEATED AS WETLANDS CONTAINING 2.47 ACRES. (NO ENVIRONMENTAL STUDY HAS BEEN CONDUCTED.)
16. CHAIN LINK FENCE SOUTH OF SUBJECT PROPERTY LINE BY 0.4' FEET.
17. GRASS LANDSCAPED AREA.
18. GRAVEL SURFACE DRIVEWAY.
19. WIRE FENCE LINE ENCLOSED ONTO SUBJECT PROPERTY.
20. WIRE FENCE LINE IS SOUTH OF SUBJECT PROPERTY.
21. WIRE FENCE LINE IS SOUTH OF SUBJECT PROPERTY.
22. WIRE FENCE LINE IS ON PROPERTY LINE.
23. LANDSCAPE AREA.
24. WIRE FENCE LINE IS LOCATED ON ADJOINING PROPERTY TO SOUTH.
25. EXISTING STORM DRAIN CATCH BASIN WITH 4" PVC PIPE.
26. RAILROAD TIE RETAINING WALL ENCLOSES ONTO PROPERTY TO NORTH 0.45 FEET.
27. RAILROAD TIE RETAINING WALL ENCLOSES ONTO PROPERTY TO NORTH 0.80 FEET.

VICINITY MAP



004393  
004398  
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WEBER CO SURVEYOR

ALTA/ACSM Certification

I hereby certify to the AVJ Inc, and First American Title Insurance Agency and to their successors and assigns, that I made on the ground survey per record description of the land shown hereon located in Harrisville City, Weber County, Utah, on August 8, 2009; and that it and this map was made in accordance the requirements for an ALTA/ACSM Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 2005. To the best of my knowledge, belief and information, except as shown hereon; There are no encroachments other way across property lines; title lines of actual possession are the same. The subject property is not in a FEMA designated flood plain based on Map No. 49057c0211 E dated December 16, 2005 and Map No. 49057C0200 E dated December 16, 2005.

K. Greg Hansen,  
R.L.S. No. 167819



date

<p>Drawn By: KHW Date: 8/6/09</p> <p>Designed By: _____</p> <p>Checked By: _____</p> <p>Approved By: _____</p> <p>Scale: VARIES</p> <p>Drawing File: 09-3-1069S.DWG</p> <p>Job Number: 09-3-106</p>		<p>HANSEN &amp; ASSOCIATES, INC. Consulting Engineers and Land Surveyors</p> <p>538 North Main Brigham City, Utah 84302</p> <p>Brigham City (435) 723-3491</p> <p>Ogden (801) 399-4905</p> <p>Legend (435) 723-7663</p>
<p>ALTA/ACSM SURVEY FOR</p> <p><b>AVJ INC.</b></p> <p>ON HIGHWAY 89 AND 750 WEST STREET HARRISVILLE CITY, WEBER COUNTY, UTAH</p> <p>A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&amp; M.</p>		<p>SHEET</p> <p><b>3</b></p> <p>OF</p> <p><b>3</b></p> <p>SHEETS</p>